

## **AMENDING OFFICIAL ZONING MAP**

**EAST SIDE OF CHURCH STREET BETWEEN EAST NORTHWOOD STREET AND  
TANKERSLEY DRIVE**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF  
GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from Public and Institutional to Conditional District – General Office Moderate Intensity (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the eastern right-of-way line of Church Street, said point being a the northwest corner of Medusa Properties as described in Deed Book 4273, Page 1129 in the Office of the Guilford County Register of Deeds; thence along said eastern right-of-way line N08°35'54"E 599.18 feet to a point; thence continuing along said eastern right-of-way line N08°34'19"E 468.06 feet to a point, said point being the southwest corner of the City of Greensboro parcel described in Deed Book 1608, Page 584, said point also being in the centerline of an abandoned 70 foot right-of-way for Southern Railway as described in Deed Book 3060, Page 445; thence leaving said eastern right-of-way line the following six (6) courses: 1) S64°45'57"E 99.94 feet to a point; 2) S54°51'26"E 99.99 feet to a point; 3) S45°04'55"E 100.00 feet to a point; 4) S39°31'30"E 199.88 feet to a point; and 6) S36°12'25"E 4.37 feet to a point in the intersection with the centerline of the railroad track at the centerline of the 200-foot right-of-way for Southern Railway; thence along said centerline the following six (6) courses: 1) S12°56'12"W 100.50 feet to a point; 2) S13°56'30"W 100.00 feet to a point; 3) S14°58'00"W 100.50 feet to a point; 4) S15°53'00"W 101.00 feet to a point; 5) S16°51'00"W 100.50 feet to a point; and 6) S17°07'00"W 174.07 feet to a point in the intersection with said north boundary line of Medusa Properties; thence N86°19'00"W along said north boundary line 437.67 feet to the point and place of BEGINNING, containing 10.127 acres.

Section 2. That the rezoning of Public and Institutional to Conditional District – General Office Moderate Intensity is hereby authorized subject to the following use limitations and conditions:

- 1) Uses limited to: medical offices; professional offices; financial offices; banks, savings and loans, or credit unions with drive-thru.
- 2) Banks, savings and loans, or credit unions shall not be a freestanding building.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in

Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on June 23, 2006.